

Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, June 22, 2017.

The meeting was called to order at 6:00 p.m., Chairman, LeeAllen Smith presiding.

ROLL CALL – Commissioners Present: LeeAllen Smith (Chair), Don Bagley (Vice-Chair), Mayor Tim Grenke, Alderman Jim Lee, Alderman David Wilkins, Robert Hudson, Dale Hughes, and Street Foreman, Phil Hoffman, Absent: Harvey Million Also present were City Administrator Matt Harline, Intern to the City Administrator Sam Bezja, City Attorney Charles Thompson, James Smith of the Centralia Fireside Guard and Kenneth Cooley.

Pledge of Allegiance

Chairman Smith led those present in reciting the Pledge of Allegiance.

Minutes

Minutes from the previous meeting (June 1, 2017) were presented to the Commission. **Bagley made a motion to approve the minutes as submitted. The motion was seconded by Hoffman and approved by unanimous voice vote.**

Request for Rezoning of Land on North Columbia from R-2 (Two-Family Dwelling District to B-2 (Highway Business District) in the City of Centralia, Missouri..

Public Hearing: **Chairman Smith opened the public hearing.** Kenneth Cooley of 820 Emerald came forward and asked about an easement along the south side of the property in question. Harline said that there is no right-of-way shown by the assessor and he had not found any easement there by City records yet. Mr. Cooley said that when there was a motel there the roadway led back two apartments and the City has used it to access trash. Harline asked if he had done a title search on the property and Cooley replied in the negative. Harline noted that there is a visible roadway where the easement in question would be. Harline said that the proposed rezoning had been advertised in the Centralia Fireside Guard as required. Chairman Smith asked for additional comments and seeing none, closed the public hearing.

Commission Discussion and Recommendation: Harline stated that the proposal concerned Lot 10 of Clark and Hinman's Addition, Block E which is currently zoned R-2 (Two-Family Residential). Harline showed on the map that Lots 11 and 12 are currently zoned B-2. Harline described the zoning of the adjacent properties and stated that he felt that the proposed rezoning was consistent to the area and is in common ownership with the adjacent two lots that face Highway 22. Harline noted that while the proposal did not explicitly agree with the 2008 Land Use Plan, the proposal largely followed existing zoning patterns, and that during the Comprehensive Planning process there was support for increasing the amount of commercial property in the area bounded by state highways 22 and 124, Switzler Street and Jefferson Street. Harline said that staff was comfortable with the request. Harline stated that if the Commission agrees a motion could be made to

recommend approval. **Bagley made a motion to recommend approval of the rezoning request from R-2 (Two-Family Residential Dwelling District) to B-2 (Highway Business District) by the Board of Aldermen at their next meeting. Hughes seconded the motion and it was approved by unanimous voice vote.**

Presentation by Sam Beznak (City Administration Intern) on preliminary results from the Comprehensive Plan Survey

Harline introduced Beznak as the City Administrator Intern this summer. Beznak presented data on the opinion survey that showed the favorable opinion of the Library and most city services, except storm drainage, street maintenance and sidewalk maintenance. Beznak noted other data that showed citizens might be willing to pay for a storm water management utility, but not curbside yard waste collection; that showed transportation priorities; that showed preferences for economic development priorities; that showed people reported that they were shopping in Centralia more; that citizens supported more downtown events to encourage downtown businesses; that showed priorities for new park improvements and that showed citizens overwhelming thought that Centralia was a good place to live where they felt safe.

Lee asked about how many responses had been received and Beznak replied 454. Grenke thanked Beznak for his presentation

As May Arise

None

Adjourn

Wilkins made a motion to adjourn that was seconded by Grenke and approved unanimously by voice vote. The meeting adjourned at 6:18 p.m.

Y:\Meetings\04 - P&Z\2017 - 2018\17 06-22\Minutes - P&Z - June 22, 2017.docx